

PB# 79-8

**Casey Mans
(Never Materialized)**

Casey Mans

79-8

new material
filed with
Town Clerk's office
7/29/82 ph-



Oxford Pencilflex
CORPORATION

STOCK No. 753 1/3

• • •

MADE IN U.S.A.

April

11



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK
(914) 562-2762

NEW WINDSOR PLANNING BOARD
March 29, 1979

Mr. Casey Mans
Mans Bros. Recreational Vehicles & Auto Centers Inc.
Route 94 & Old Temple Hill Road
Vails Gate, N. Y. 12584

RE: LANDS FOR TRAILER AND RECREATIONAL VEHICLE
SALES ON ROUTE 94

Dear Mr. Mans:

It has come to the attention of the Planning Board that you are the prospective purchaser of a parcel of land on Route 94 near the New Windsor Ambulance Corps building.

The land is being cleared, we are advised, for the purpose of placing additional trailers and/or recreational vehicles on the site for display or sale purposes.

The New Windsor Zoning Local Law requires that site plan approval be received from the Planning Board for this type of business.

You are required to contact the secretary of this Board in order to explain your proposed operation and seek the necessary site plan approval.

Very truly yours,

ERNEST SPIGNARDO, Chairman
New Windsor Planning Board

PAC:pd

Chairman Spignardo: I will entertain a motion subject to the conditions that were previously stated.

Motion by Mr. Infante seconded by Mr. Jones that the Planning Board of the Town of New Windsor approve the Lakeview Mobile Home Site subject to these conditions:

1. Enlarge lots on west side from 60 to 62 ft. to conform with required lot size.
2. Interior walkway through center section.
3. Define play area
4. Locate marker flags on map that were placed there to designate wetlands.
5. Use New Windsor Tax Map to locate Boundary
6. Obtain subdivision approval plus
 - (a) Fire Code Bureau approval
 - (b) DOT Approval
 - (c) DEC Impact Study (file)
7. Engineer Cuomo's report of May 28, 1980 on Mobile Home located behind Safety Mini Warehouse and his final report on the Mobile Home known as Lakeview Mobile Home Park.

Roll call: Jones: yes
Infante: yes
McCabe: no
Schiefer: yes
Cimorelli: yes
Spignardo: no

4 ayes, 2 nays Motion carried.

#2 on the agenda:

Casey Mans Site
located on Route 32
represented by Mr. Meley

Chairman Spignardo read the report of the Town Engineer dated 12/10/80 (Attachment #1)

Mr. Jones: He can't build without Planning Board approval.
If he wants to use the walls he will have to come before this board.

Mr. Meley: He needs a variance.

Mr. Cimorelli: That is a retaining wall and he wanted to put a building there.

Chairman Spignardo: Shall we recommend to give a variance or leave the way it is?

Motion by Mr. Jones seconded by Mr. Infante that the Planning Board of the Town of New Windsor recommend to the ZBA that the site plan of Casey Mans showing a wall remain as a retaining wall.

Roll call: Jones: yes
Infante: yes
McCabe: yes
Schiefer: abstain
Cimorelli: yes
Spignardo: yes

4 ayes, 2 abstain Motion passed



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK
(914) 56

RECEIVED
APR 2 1979

NEW WINDSOR PLANNING BOARD
March 29, 1979

1763 Mr. Emilio Panella
182 Grand Street
Newburgh, N. Y. 12550

RE: LANDS FOR TRAILER AND RECREATIONAL VEHICLE SALES
ON ROUTE 94

Dear Mr. Panella:

It has come to the attention of the Planning Board that you own a parcel of land on Route 94 near the New Windsor Ambulance Corps building.

The land is being cleared, we are advised, for the purpose of placing additional trailers or recreational vehicles on the site for display or sale purposes.

The New Windsor Zoning Local Law requires that site plan approval be received from the Planning Board for this type of business.

You are required to contact the secretary of this Board in order to explain your proposed operation and seek the necessary site plan approval.

Very truly yours,

ERNEST SPIGNARDO, Chairman
New Windsor Planning Board

PAC:pd

TOWN OF NEW WINDSOR PLANNING BOARD

APPLICATION FOR SITE PLAN APPROVAL

Name Mona Bus & V. A. Auto Center

Address Rte 94 and Old Temple Hill Rd.

1. Owner of the property Emil Connella

2. Location of the property:

3. Zone area _____

4. Nature of business:

5. Lot size: Front 236 Rear 236 Depth 173-

6. Building setbacks: Front yard NA Rear yard _____

Side yards _____

7. Dimensions of new building NA

Addition _____

If addition, state front, side, rear of existing structure:

I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that any expense for advertising of Public Hearing or meetings will be paid. Also, any legal or engineering fees for review of this project.

Signed: _____

(APPLICANT)

Maps Required for:

Planning Board
Highway Dept.
Sanitation Dept.
Water Dept.
County Planning Board
Building Inspector

Action of the Zoning Board of Appeals

TOWN OF NEW WINDSOR PLANNING BOARD

APPLICATION FOR SITE PLAN APPROVAL

Name _____

Address _____

1. Owner of the property Casey Mans

2. Location of the property:

3. Zone area _____

4. Nature of business:

5. Lot size: Front _____ Rear _____ Depth _____

6. Building setbacks: Front yard _____ Rear yard _____
Side yards _____

7. Dimensions of new building _____

Addition _____

If addition, state front, side, rear of existing structure:

I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that any expense for advertising of Public Hearing or meetings will be paid. Also, any legal or engineering fees for review of this project.

Signed: _____
(APPLICANT)

Maps Required for:

Planning Board
Highway Dept.
Sanitation Dept.
Water Dept.
County Planning Board
Building Inspector

Action of the Zoning Board of Appeals

1. ROD FOUND

N 86°-59'-02" W 226.76'

1. ROD SET

STONE WALL

1.832 ± ACRES

373.16'

6.8'

GAR.

S 6°-56'-27" W

N 6°-35'-29" E 329.0'

NORTH

1.200 SET N 88° 10' 55" E 144.36' N
N 82° 17' 04" E 235.89' POLE CHG # E 6052 TO RT 32
RT 94
1.200 SET



OLD TEMPLE HILL RD

PARCEL 2
SURVEY OF LANDS

OF

EMILIO PANELLA

TOWN OF NEW WINDSOR ORANGE CO NY

SCALE 1"=50'

APR 2 1979

WILLIS E TUTTLE LIC SURVEYOR
BOX 110 RD 4 NEWBURGH NY 12550

Service Vehicle
Customer Parking

Employee
Parking

Russ Auto Parts

Excess New + Used Vehicles
Storage + Parking

235'

← State Highway Rt. 99 →

Drive
Way

